



# RICHARDSON & SMITH

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## TIR-NA-NOG, 2 LOWDALE LANE, SLEIGHTS

Whitby 4 miles

Guisborough 21 miles

Pickering 17 mile

Scarborough 19 miles

Distances are approximate



**A 3 BEDROOM DETACHED HOUSE LYING IN A GENEROUSLY PROPORTIONED PLOT CLOSE TO THE CENTRE OF THIS POPULAR VILLAGE YET AWAY FROM THE BUSY MAIN ROAD. THE MODERNIZED AND IMPROVED HOUSE HAS POTENTIAL FOR EXTENSION SUBJECT TO RENEWAL OF PLANNING CONSENT.**

Entrance Lobby and Hallway, Lounge, Dining Kitchen, Garden Room, Utility and WC Cloakroom.

1<sup>st</sup> Floor: Landing, 3 Large Double Bedrooms, House Bathroom.

Large gardens to front and rear. Garage and off-street driveway parking.

### Guide Price: 495,000

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## PARTICULARS OF SALE

2 Lowdale Lane is an individually designed and built 3 bedroom detached house, constructed in the late 1960's and set in generously proportioned gardens.

The current owners significantly modernised and upgraded the house but there is scope for extending the accommodation if desired, by re-submitting plans that were previously approved, but have now lapsed.

Approached from the path at the front of the house, an entrance door opens into...

**Entrance Lobby:** With part glazed inner door opening into...

**Entrance Hallway:** With stairs rising up to the first floor and a useful storage area beneath, from the hallway doors open to...



**Lounge:** A comfortably proportioned sitting room with double glazed double doors with flanking windows opening onto the patio and into the rear garden.

**Utility:** With window to the front, the utility has a wall mounted combi boiler and a simple range of base units, including an inset stainless-steel sink and an automatic washing machine point.

**WC Cloakroom:** With a low flush white suite comprising a WC and wash hand basin. Window facing to the front.



**Kitchen Diner:** The dining room and kitchen have been amalgamated to make a room running the full depth of the house with defined cooking and dining areas.

**Kitchen Area:** The kitchen has a recently installed range of shaker style kitchen cabinets (2020) with laminate worktops

including a peninsular breakfast bar and integrated appliances. This includes a range style oven with cooker hood over, dishwasher, fridge and separate wine cooler.



**Dining Area:** The dining area lies at the rear and has a window looking onto the gardens as well as double doors opening through into ....



**Garden Room:** Upgraded in 2025, the L-shaped garden room wraps around the southwest corner of the house and has glazed double doors opening to the rear patio and back garden.

## 1st Floor

The staircase from the hallway rises up to a half landing with a large double-glazed window, giving views out across the valley, before rising back up to spacious first floor landing. From here, a hatch gives access to the loft, which has been boarded for storage and has electric light and doors lead to...





**Bedroom 1:** A spacious double bedroom with a large window facing out over the rear garden and giving views to the National Park countryside beyond. One whole wall of the bedroom is fitted with a range of built-in wardrobes, cupboards and shelves, faced with sliding doors.

**Bedroom 2:** Another good-sized double bedroom with a large window facing out over the rear garden. Range of built-in wardrobes and cupboards.



**Bedroom 3:** A third double bedroom with a window facing out onto the front garden.



**Bathroom:** The bathroom has a modern (2019) white suite comprising low-flush WC, double ended bath with central mixer taps, pedestal wash hand basin and oversized shower cubicle with a thermostatic shower fitting. 2 windows face to the front and the walls include laminate panelling with purple accent lighting.

**Outside**

Adjoining the south east side of the house is a **single garage** with an up and over door, window to the side and electric light and power.

The front garden is laid predominantly to lawn, set behind high hedges with a tarmaced driveway offering off-street parking for a number of vehicles.

The rear garden has a patio at the back of the house and generous grassed gardens beyond. High boundary hedges and fences offer privacy.

**GENERAL REMARKS & STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** From Whitby, drive out of town heading towards Malton and Pickering on the A169. As you reach the village of Sleights take the third turn on your left onto Lowdale Lane and No.2 lies on your right approximately 30 yards down, identifiable by the Richardson and Smith 'For Sale' board – see location plan.

**Planning:** The property falls within the administrative catchment of North Yorkshire Council, this part of the village lying outside the National Park. Tel: 01723 232323.

Planning permission ref: 18/01775/HS was previously granted by the former Scarborough Borough Council but lapsed in 2021. This scheme proposed a 2 story extension with double garage with two additional en-suite bedrooms on the southwest side of the house. Plans can still be viewed on the planning portal or are available from the agents.

**Services:** The property is connected to metered mains supplies of water, electricity and gas, as well as to mains drainage. The property has a gas fueled central heating boiler in the utility.

**Council Tax:** Band 'F' approx. £3,493 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

**Post Code:** YO22 5BU

**Tenure:** Freehold



**IMPORTANT NOTICE**

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





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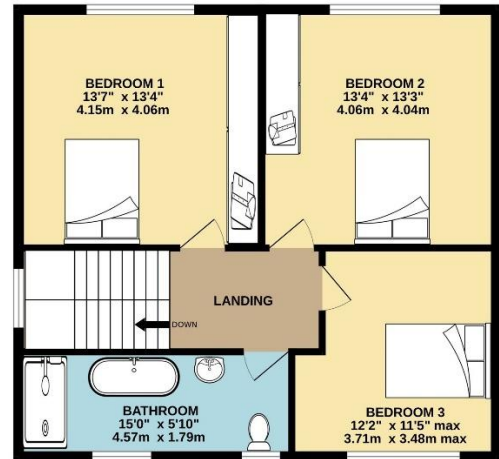
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1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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